(2)

This Instrument Prepared By:
Jon M. Gallant, Esq.
Smith, Gambrell & Russell, LLP
Suite 3100, Promenade II
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592

Renee M. Holly
Fidelity National Title
1800 Parkway Place, Suite 700
Marietta, GA 30067
07ar1178

Davidson County DEEDQC
Recvd: 08/10/07 11:33 6 pgs
Fees:32.00 Taxes:0.00
20070810-0095952

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel No.:**
Haverty Furniture Companies, Inc. **Suite 800** **780 Johnson Ferry Road** **Atlanta, Georgia 30342**	**Same**	183-51

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SHARP TRANSPORT, INC.**, a Tennessee corporation (referred to hereinafter as "Grantor"), does hereby quitclaim unto **HAVERTY FURNITURE COMPANIES, INC.**, a Maryland corporation (referred to hereinafter as "Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). This property is commonly known as 1554 J.P. Hennessy Boulevard, Nashville, Tennessee.

The Property is quitclaimed subject to all limitations, restrictions and encumbrances as may affect the Property, including without limitation matters that would be shown on a survey, and all matters described in **Exhibit B**, attached and incorporated

1178-GTK

by reference. This Quitclaim Deed is being executed contemporaneous with a Special Warranty Deed conveying the same property by the description used when the Seller received title to the Property. It is being executed for the purpose of quitclaiming said property by description taken from a recently-prepared survey, as further described in **Exhibit A**.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this 3rd day of July, 2007.

SHARP TRANSPORT, INC.
(Grantor)

By: John Sharp
Name: John Sharp
Its: Chairman.

STATE OF GA)
COUNTY OF FORSYTH)

The actual consideration or value for this transfer is $0.00.

HAVERTY FURNITURE COMPANIES, INC.

By: Dennis L Fink
Name: DENNIS FINK
Its: SVP V.P. & CFO

Subscribed and sworn to before me, this 3rd **day of July 2007.**

Kathy Corley
NOTARY PUBLIC

KATHY CORLEY
NOTARY PUBLIC
FORSYTH COUNTY, GEORGIA
MY COMMISSION EXPIRES
APR. 5 2009

My Commission Expires:

STATE OF Tennessee)
) ss.
COUNTY OF Lawrence)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JOHN SHARP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be CHAIRMAN of **SHARP TRANSPORT, INC.**, a Tennessee corporation, and that she/he as such CHAIRMAN, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of **SHARP TRANSPORT, INC.** by himself/herself as such CHAIRMAN.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of July, 2007.

Bonnie A. Tatum
Notary Public

My commission expires:
5-26-09

BONNIE A. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

EXHIBIT A

LEGAL DESCRIPTION

All that tract of land lying in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin, said iron pin being on the southern right-of-way of J. P. Hennessy Boulevard, also being 1536.1 feet, more or less, from the beginning of a right-of-way intersection curve of J. P. Hennessy Boulevard and Firestone Boulevard;

1) Thence along the southern right-of-way of said J. P. Hennessy Boulevard and along a curve to the left, said curve having an arc length of 499.44 feet, a radius of 848.51 feet and a chord bearing and distance of North 69 degrees 32 minutes 34 seconds East 492.26 feet to an iron pin;

2) Thence leaving said right-of-way and along the northwestern and western line of the property of Bridgestone (U.S.A.) found of record in Book 7101, Page 158 in the Register's Office for Davidson County, Tennessee (R.O.D.C.T.), the following courses and distances: South 38 degrees 05 minutes 24 seconds East a distance of 220.64 feet to an iron pin; thence South 05 degrees 31 minutes 13 seconds West a distance of 242.63 feet to a point in the center of West Hurricane Branch;

3) Thence along the center of said West Hurricane Branch the following courses and distance (being chords along said center): South 54 degrees 25 minutes 39 seconds West a distance of 16.58 feet, thence South 78 degrees 49 minutes 41 seconds West a distance of 47.05 feet, thence South 64 degrees 11 minutes 58 seconds West a distance of 50.27 feet, thence South 67 degrees 48 minutes 48 seconds West a distance of 107.38 feet, thence South 66 degrees 11 minutes 23 seconds West a distance of 62.53 feet, thence South 66 degrees 49 minutes 20 seconds West a distance of 36.56 feet, thence South 71 degrees 32 minutes 51 seconds West a distance of 74.10 feet, thence South 77 degrees 21 minutes 25 seconds West a distance of 64.38 feet, thence South 86 degrees 40 minutes 24 seconds West a distance of 120.99 feet to the southeastern corner of the property of TMC, Inc., found of record in Instrument No. 2000013100914 (R.O.D.C.T.);

4) Thence North 03 degrees 29 minutes 39 seconds West, along the eastern line of said property of TMC, Inc., a distance of 409.26 feet to the point of BEGINNING.

Containing 5.43 acres, more or less.

Being the same property conveyed to Sharp Transport Inc, by Deed of record in Book 9150 Page 426, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Easement for the natural flow of Hurricane Creek.

2. Declaration of Restrictions made by McDowell Development Corporation, dated January 18, 1973, filed January 19, 1973 and recorded in Book 4673, Page 508 in the Register's Office for Davidson County, Tennessee.

3. Easement Deed and Conveyance of Water-Sewer Facilities from McDowell Development Corporation to First Suburban Water Utility fo Davidson County, Tennessee, dated February 22, 1973, filed April 9, 1973 and recorded in Book 4699, Page 585 in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Overhead Electric Lines from W. Gerald Ezell to The Nashville Electric Service of Nashville and Davidson County, Tennessee, dated September 12, 1990, filed June 4, 1992 and recorded in Book 8643, Page 274 in the Register's Office for Davidson County, Tennessee.

5. That certain Lease, dated September 27th, 2005, between Sharp Transport, Inc., and Walker's Trailer Sales, LLC.

6. All matters which a current survey of the Property would show.